



Staff Report

TO: City Council
FROM: Robert L. Vestal, Public Works Director
Hugo Escobedo, Senior Engineer
DATE: September 16, 2025
SUBJECT: Tract Map No. 27971 Performance Bond Exoneration

Description: Performance Bond Exoneration for Infrastructure Sewer Improvements associated with Tract Map No. 27971.

Background and Analysis:

The City requires all developers to provide construction security for public improvements consisting of, but not limited to, street improvements, sewer improvements, storm drain improvements, and survey monumentation. After the improvements are constructed, City staff verifies that no liens have been filed, that the improvements are completed in accordance with the project's conditions of approval, design standards, and City requirements, and that all punch list items have been addressed. Once verified, the City Council may exonerate the construction security and accept a one-year maintenance security.

During the one-year maintenance period, the developer maintains all associated improvements. After the one-year term has elapsed, the developer may petition the City Council to accept the improvements into the publicly maintained system and exonerate the maintenance security.

The principals of RSI Communities-Heartland are requesting that the performance and payment bonds listed in Table No. 1 be exonerated and that the City Council accept the corresponding maintenance bond for a period not less than one year.

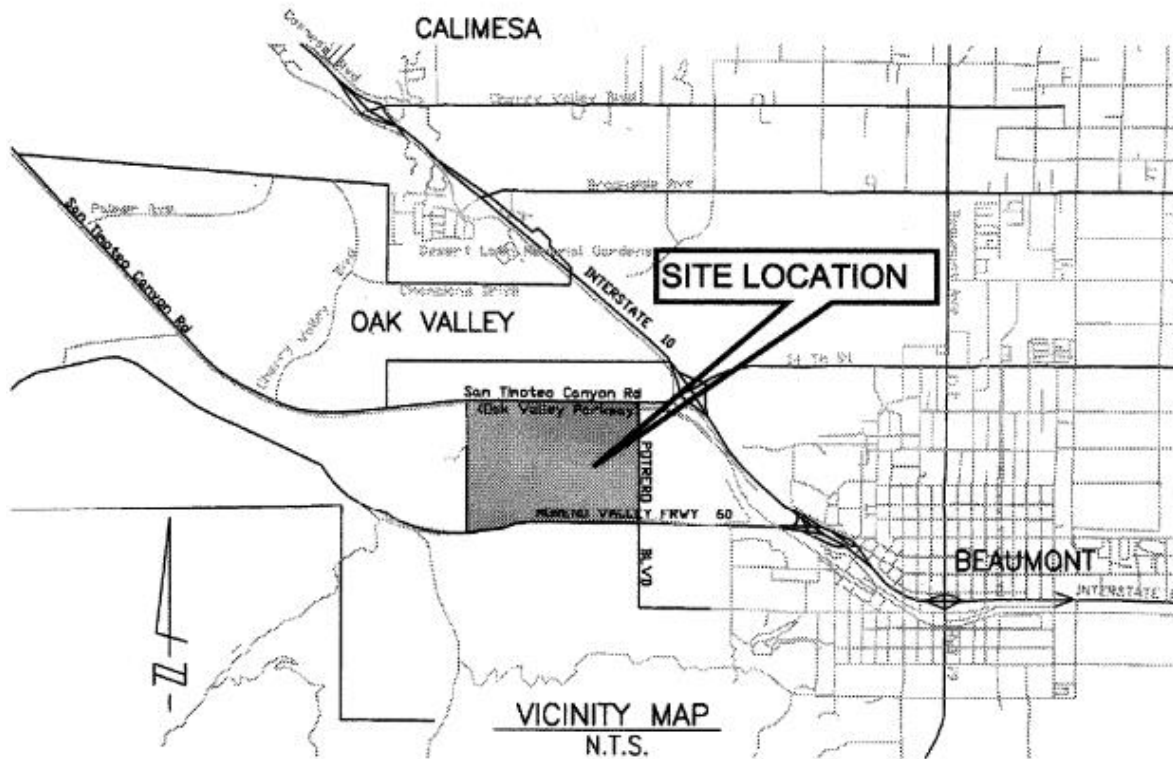


Figure 1 – Vicinity Map

City staff has verified that the improvements were constructed in accordance with the project’s conditions of approval, design standards, and City requirements and that all punch list items have been addressed.

Table No. 1 – Bond Summary

Project	Performance Bond Number	Improvement	File Number	Maintenance Bond Number	Principal
Tract Map No. 27971	1001053560	Sewer Improvements	3110	1001053560-M	RSI Communities-Heartland LLC

Therefore, City staff recommends that the City Council accept maintenance security and authorize City staff to issue a bond exoneration letter for the performance and payment bonds.

Fiscal Impact:

The cost of preparing the staff report is estimated to be \$350.

The developer, RSI Communities-Heartland, maintains all associated improvements during the maintenance period. The City is not liable for public improvement maintenance until the public improvements are accepted into the City's publicly maintained system.

Recommended Action:

Authorize City staff to issue a Bond Exoneration Letter for Performance and Payment Bonds for (Project / Performance Bond Number / Improvement / Maintenance Bond Number):

- Tract Map No. 27971 / 1001053560 / Street / 1001053560-M

Attachments:

- A. PW2021-0761 – TR 27971 Sewer Bond-x Package